

Navarre Area Districts

At the initial public meeting, a number of ideas and suggestions for Navarre were made. But the one clear element of the community's vision for Navarre was the desire for a Town Center. A definable district that is walkable, where the community can gather and where important civic structures are located. This is a reflection of the community's desire for a strong identity, a true sense of place.

In many ways, the creation of distinct districts in Navarre is the central recommendation of the plan. At the first Land Use working group meeting, participants identified possible locations for the Town Center. The Architecture group then defined what the district would look like, what its character would be. The Infrastructure group ensured that the district could function properly by determining what improvements needed to be made to water, sewer, stormwater and roadways in the district. The Landscaping group ensured the natural components of the district complemented the architecture and created a place that would draw in people.

The boundaries of the districts, and for the Navarre Area itself, were derived from the responses at the initial public workshop. There were differing opinions on the boundaries of Navarre. Since a special plan for Navarre Beach already exists, the consensus was that the Navarre community's southern boundary was Santa Rosa Sound. Most people agreed that the northern boundary of Navarre was the East Bay River and East Bay. North of that water body is the community of Holley. East and west boundaries differed significantly. However, almost everyone considered the intersection of SR87 and US98 and the immediate vicinity to be the heart of Navarre. The east and west boundaries of the whole Navarre Area were determined to be Lighthouse Point on the east and the Okaloosa County line on the west.

The Land Use group considered several different locations for the Town Center District. The group finally recommended a section of the original Navarre plat for the district. Generally, this area is east of SR87, west of Granada, south of Laredo and north of US98. It includes a modified grid street system and has been zoned commercial since zoning was instituted in the south end of the County in the mid-1980s. In the Navarre History section of this document, the significance of this section of Navarre is explained. The roads in this section have wide rights-of-way, making it more simple to install wide sidewalks and large areas for landscaping. Sidewalk seating will be possible for cafés. According to oral history, this area was originally envisioned as the Town Center for Navarre.

The vision for the Town Center District is that it be walkable, have a sense of vitality, be a community focal point, include traditional, enduring architecture and draw in residents and tourists alike. One of the most important facets of the Town Center District is that it be pedestrian friendly. The comparison below shows how different elements play a role in a pedestrian oriented district versus a driver oriented district.

Comparison of Design Focus Pedestrian vs. Driver

Pedestrian Design Focus Streetscape Create feel of an “outdoor room” Pedestrian-Level Lighting Street Furniture Sidewalk Width Paving Variations Crosswalks Street Level Activity Ground-floor retail Building Lined Streets Minimal Curb Cuts	Driver Design Focus Road Design Wide lane widths Large radii on driveways and intersection Streetscape Unobstructed views Lighting Bright, high mast lighting
Traffic Characteristics Moderate Traffic Volume Reduced Speed Pedestrian Crosswalk Timing On-Street Parking	Traffic Characteristics High Traffic Volumes Arterial Speeds (> 45mph) Short Timing Wide Right-of Way

In addition to the special Town Center District, the Land Use and Architecture groups agreed it was important to define a second district in the heart of the area considered Navarre. That district, termed the Heart of Navarre, follows the basic outline of an area identified during the Plan's inception. The proposed recommendations regulating land uses and aesthetics in these districts are covered in the recommendation section of this document.

A map of these two districts, the Town Center District and the Heart of Navarre District, appears on the following page.

Navarre Districts



Legend

- Streets
- Heart of Navarre
- Town Center District

